

Town of Bloomfield  
Economic Development Commission Meeting  
800 Bloomfield Avenue, Conference Room #5  
MINUTES  
Tuesday, June 9, 2015

**Present:** Bonnie Bercowetz, Michele Bononi, Joan Gamble, Fred Hesketh, Jerry Katrichis, Jerry Long, Rich McDermott

**Also present:** Dale Bertoldi, David Driver, José Giner, Mike Gorman, Richard McDermott, Rob Rowson, Philip Schenck and Sydney Schulman

Chairman Long called the meeting to order at 8:33am.

Ms. Bercowetz made a motion to accept minutes of the April 14 and May 12, 2016 meetings. Ms. Bononi seconded. The motion passed unanimously.

**Wintonbury Mall**

Mike Gorman reported that the Wintonbury Mall July 2 auction has been postponed and rescheduled for an undetermined date in August. Mr. Gorman stated that while it is not unusual for auction delays, August is an odd time for an auction and that the last quarter of the year is much more active. The interest remains high. Once he is notified, he will inform the Commissioners of the rescheduled date.

José Giner and Mr. Gorman reported receiving telephone calls from Key Point representatives and John Kane respectively, inquiring about the property and zoning issues; they were assured the Town of Bloomfield is willing to work them in obtaining buyers and would like to assist them with investment sales.

**Parking Subcommittee**

Ms. Bononi reported that the Parking Subcommittee had a lively discussion at their first meeting on May 26<sup>th</sup>. She provided a summary of recommendations from that meeting (see attached). She reported that Mr. Giner has subsequently provided additional information on the Urban Land Institute formula, and a 56 page Planimetrics document which will be sent electronically to all EDC members. The group will reconvene to review the additional material prepare a prioritized executive summary of recommendations for the EDC to consider.

Ms. Bononi led a discussion about potential development at Wintonbury mall and or other large development projects requiring a great number of parking spaces. She suggested that the traffic plans, large parking projects and new development projects be reviewed by a traffic engineer. She inquired as to who was responsible for reviewing the parking plans for large projects. Mr. Giner responded that any number of authoritative entities could be responsible for reviewing parking plans including the Town Engineer, Police Department, and Fire Marshal and that a traffic and parking study for the Center would address parking concerns and issues.

Mr. Giner also informed the EDC that money was approved in the capital budget to provide a traffic study and once the Wintonbury Mall development is completed the traffic analysis will be initiated.

Rob Rowson informed the commissioners that the downtown business group continues to meet monthly, they are attracting new and diversified owners and are generating a great deal of enthusiasm. The group which has grown to approximately 20 businesses within six months is now focusing on how to organize and whether or not to remain an ad hoc committee or become a more formal entity. He encouraged the Commissioners to interact with business owners when appropriate and suggested that they attend the monthly meetings held on the 3<sup>rd</sup> Monday of each month at 8:30 a.m. at Carbone's Restaurant.

Phil Schenck reported that while attendance at *Celebrate Bloomfield Week* held from May 30-June 7 was less than anticipated, it was a good community event. The celebration featured over 12 events with the most popular activity being a visit to the Bloomfield High School by Jamaican bobsled team member Devon Harris. A post event evaluation will be held in the near future and event planners were looking forward to making it an annual celebration.

Joan Gamble mentioned that Park Avenue Pizza may be going out of business. She said it appears that the decrease of Saturday night traffic from Sacred Heart Church has had a negative impact on the business. She stated that Park Avenue Pizza has been a staple in the community and grew in popularity due to their generosity of providing meals to residents during the 2012 power outages, residents will be saddened to see it close.

Ms. Bononi reported on a recent excursion to the Farmington Valley Park, she stated that it was an incredible piece of property consisting of forest and questioned why the Town of Bloomfield is not linked to the Farmington River Water Shed Community. She stated that this was a wonderful opportunity for us to promote our town, and she also suggested Bloomfield advertise in the Valley Brook magazine. Mr. Gorman and Mr. Rowson will approach the editors about inclusion in the magazine. Mr. Schenck reported that the adjoining parcel of land was recently purchased by CREC who is considering building a charter high school to specialize in marine and environmental studies. The Town is working with them and talks are underway with the Children's Museum to manage the new facility. He will keep the EDC informed of the progress.

Mike Gorman reported that he spoken with Bob Weiner and Paul Butler and the apartment development continues with the deadline of due diligence fast approaching in six weeks, ground breaking is expected in March 2016.

It was reported that the Gillette Ridge Golf Course was under new management and expected to open next year.

#### **Staff Update**

Mr. Giner made the following report:

Owners of an urgent care facility are interested in obtaining 2300-2500 square feet of space on Seneca Road by October. The interested party is a Bloomfield resident and currently owns other health care facilities. The department of Economic Development is providing information and support.

Phoenix Crossing road is on schedule to be completed in July. Marketing efforts will gear up once it is completed. The location is attractive because it connects to Day Hill Road and is expected to draw attention from businesses related to Amazon.

Bid documents from the consultant on phase 1 of Filley Park are expected by end of work day.

Work has started on the Valco Cottage Grove Road blighted site. The Town will turn its attention to correcting blight issues on the adjacent property.

The TPZ commission has received the following applications:

- The request for a Special Permit for approval of a detailed site plan at 1146 Blue Hills Ave. Change on PLR duplex units at Blue Hills and Wintonbury Avenues. The change would allow for 20 units in ten duplex buildings.
- Privilege Drive to change the zone from single-family residential property to a Planned Luxury Residential district that would allow up to 240 units of luxury apartments.

Motion was made to adjourn the meeting at 9:32 am. Seconded by and passed unanimously

Respectfully submitted,  
Sharon Steinle, Recording Secretary